

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

FOR COURT USE ONLY

UNITED STATES BANKRUPTCY COURT
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION

CASE NO.: 2:19-bk-17724-WB

CHAPTER: 7

Debtor(s).

Sale Date: 10/08/2020

Time: 2:00 pm

Location: 255 E. Temple Street, Courtroom 1375, Los Angeles, California 90012

Last date to file objections: 09/24/2020

3331 Castleman lane, Burbank, California 91504-1630

The terms and conditions of the sale are attached hereto as Exhibit "A"

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

Overbid procedure (if any):

The Overbid Procedure of the sale are attached hereto as Exhibit "B"

If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:

October 8, 2020
2:00 p.m.
Courtroom 1375
255 E. Temple Street
Los Angeles, CA 90012

Contact person for potential bidders (include name, address, telephone, fax and/or email address):

James A. Dumas
Dumas & Kim, APC
3435 Wilshire Boulevard, Suite 990
Los Angeles, CA 90010
(e) jdumas@dumas-law.com
(p) 213-368-5000
(f) 213-368-5009

Date: 09/17/2020

1. 331 Castleman Lane, Burbank, California 91504-1630 (APN: 2471-053-006)

2. Condition of the Property

a. The Trustee will not undertake to make any repairs, preventative or otherwise.

3. Broker's Commission

Pursuant to the Trustee's listing agreement with Coldwell Banker ("Brokers"), and the subsequent agreement between the Trustee and the Brokers, and subject to Bankruptcy Court approval, Brokers and Buyer's broker are to receive a total commission of \$72,860, which is 4 percent of the gross sales price for the Castleman Property. Except in the event that the Trustee withdraws from the transaction, such commission is to be paid only if the sale of the Castleman Property is actually consummated and only out of the actual cash proceeds of the sale. The commission payable will be split as provided in the executed contracts. If a sale is confirmed to an overbidder represented by a different broker, then the proposed commission will be divided between the Trustee's Brokers (Coldwell Banker) and any broker for the successful overbidder. Commissions will be paid through escrow.

1 **Overbidding Procedures**

2 One of the conditions of the offer is that Trustee must seek approval from the Bankruptcy
3 Court and the sale is subject to overbids. Trustee submits the following terms and conditions for the
4 submission of overbids to purchase the Castleman Property at the hearing on the Motion.

5 a. Minimum Overbids. The minimum overbid for the Castleman Property shall be
6 \$5,000 above the present offer and any subsequent overbids shall be at least \$5,000 over the
7 preceding offer.

8 b. Minimum Deposits. A minimum deposit of Fifty-Five Thousand One Hundred Ten
9 Dollars (\$55,110), plus the initial overbid of Five Thousand Dollars (\$5,000) or a total of Sixty
10 Thousand One Hundred Ten Dollars (\$60,110), shall be by cashier's check payable to "Carolyn A.
11 Dye ATF Thomas Arthur Granlund," and must accompany any overbid offer for the Castleman
12 Property with evidence of the ability to close the transaction. In the event the approved Buyer does
13 not close the transaction, the deposit will be non-refundable if the overbid is accepted and the sale
14 does not close within fourteen (14) days of the date on which the Order approving the sale of the
15 Castleman Property is entered by the Court.

16 c. Overbidders are requested to submit to the Trustee, not later than forty-eight (48)
17 hours before the hearing date, a cashier's check for the required deposit and evidence of the ability
18 to close. The Trustee will promptly advise any proposed overbidder of any disapproval of
19 qualifications, giving the overbidder an opportunity to correct the deficiency. The Trustee holds
20 sole discretion in accepting and rejecting all overbids. In any event, the proponent of each overbid
21 must submit, not later than one hour prior to the date and time of the hearing on the sale, a cashier's
22 check for Sixty Thousand One Hundred Ten Dollars (\$60,110) and evidence of the financial ability
23 to close escrow within fourteen (14) days of submission of overbid. This evidence must at a
24 minimum include a demonstration of firm financing commitment from a recognized lender and/or
25 sufficient liquid funds on deposit, all to the satisfaction of the Trustee.

26 d. All overbids for the Castleman Property must provide for payment of the entire
27 purchase price at the close of escrow.
28

1 e. Any overbids shall offer to purchase the Castleman Property on a “as-is - where is”
2 basis and shall contain no conditions, contingencies or addendum in addition to those contained in
3 the terms agreed to between Trustee and Buyer and presented to this Court.

4 f. All due diligence investigations shall be conducted prior to the sale hearing.

5 g. At the conclusion of the hearing on the Motion, the Court shall determine the highest
6 and best offer for the Castleman Property, and the Trustee shall proceed to consummate the sale of
7 the Castleman Property in accordance with such offer to the highest bidder without further notice to
8 creditors or hearing before this Court.

9 h. The overbidder’s deposit is non-refundable in the event that Court confirms the sale
10 but, for any reason whatsoever, the overbidder fails to close the sale timely. The overbidding party
11 will be bound by all of the terms of sale proposed in this Motion) as incorporated by reference in the
12 sales contract) except as to price, without contingencies of any kind, including financing
13 contingencies, and shall close the escrow no more than fourteen (14) days after the entry of the order
14 approving the Motion.

15 i. The Trustee also proposes that the Court confirm a backup buyer so that, in the event
16 that the successful overbidder does not close within fourteen (14) days after the entry of the order
17 approving the Motion, the Trustee may retain the deposit of the original successful buyer as
18 liquidated damages and sell the Castleman Property to the back-up buyer for the amount of such
19 backup last bid.

20 j. The Trustee also seeks a ruling that the party to whom the Court confirms the sale
21 and any backup buyers are good faith purchasers for purposes of 11 U.S.C. §363(m).
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In re: THOMAS ARTHUR GRANLUND

CHAPTER: 7

CASE NUMBER: 2:19-bk-17724-WB

Debtor(s).

PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is: 3435 Wilshire Blvd., Ste. 990, Los Angeles, CA 90010.

A true and correct copy of the foregoing document entitled (*specify*): **Notice of Sale of Estate Property [3331 Castleman Lane, Burbank, California 91504-1630]** will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF): Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On (*date*) **September 17, 2020**, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

Ann Chang achang@dumas-law.com
James A Dumas jdumas@dumas-law.com, jdumas@ecf.inforuptcy.com
Carolyn A Dye (TR) trustee@cadye.com, cdye@ecf.axosfs.com;atty@cadye.com
Christian T Kim ckim@dumas-law.com, ckim@ecf.inforuptcy.com
David Brian Lally davidlallylaw@gmail.com
Erin M McCartney bankruptcy@zbslaw.com, emccartney@ecf.courtdrive.com
Nicholas E Mitchell nmitchell@lfcu.com
Daren M Schlechter daren@schlechterlaw.com, assistant@schlechterlaw.com
A. Lysa Simon culawyers@earthlink.net, laura@culawyer.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

☐ Service information continued on attached page

2. SERVED BY UNITED STATES MAIL:

On (*date*) **September 17, 2020**, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page

3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (*state method for each person or entity served*): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on (*date*) **September 17, 2020**, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

David Brian Lally davidlallylaw@gmail.com

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 17, 2020

Danielle M. Landeros

/s/ Danielle M. Landeros

Date

Printed Name

Signature

In re: THOMAS ARTHUR GRANLUND

CHAPTER: 7

CASE NUMBER: 2:19-bk-17724-WB

Debtor(s).

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Ann Chang achang@dumas-law.com
James A Dumas jdumas@dumas-law.com, jdumas@ecf.inforuptcy.com
Carolyn A Dye (TR) trustee@cadye.com, cdye@ecf.axosfs.com;atty@cadye.com
Christian T Kim ckim@dumas-law.com, ckim@ecf.inforuptcy.com
David Brian Lally davidlallylaw@gmail.com
Erin M McCartney bankruptcy@zbslaw.com, emccartney@ecf.courtdrive.com
Nicholas E Mitchell nmitchell@lfcu.com
Daren M Schlechter daren@schlechterlaw.com, assistant@schlechterlaw.com
A. Lysa Simon culawyers@earthlink.net, laura@culawyer.com
United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov

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David Brian Lally davidlallylaw@gmail.com

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

September 17, 2020

Danielle M. Landeros

/s/ Danielle M. Landeros

Date

Printed Name

Signature

Label Matrix for local noticing
0973-2
Case 2:19-bk-17724-WB
Central District of California
Los Angeles
Thu Sep 17 09:46:19 PDT 2020

Los Angeles Division
255 East Temple Street,
Los Angeles, CA 90012-3332

LEA Accountancy, LLP
3435 Wilshire Boulevard
Suite 990
Los Angeles, CA 90010-1998

Alterra Assessment Recovery
2710 Puerta Real Suite
250 Mission Viejo, CA 92691

Logix Federal Credit Union
ZBS Law, LLP
30 Corporate Park, Suite 450
Irvine, CA 92606-3401

(p)BANK OF AMERICA
PO BOX 982238
EL PASO TX 79998-2238

Bank of America, N.A.
P O Box 982284
El Paso, TX 79998-2284

Burbank Emergency Medical Group
PO BOX 441575
Detroit, MI 48244-1575

Burbank Hills c o Seabreeze
2680 Aliso Viejo Parkway Suite 100
Aliso Viejo, CA 92656

CBCS
PO BOX 2589
Columbus, OH 43216-2589

Capital Management Services
698 1/2 South Ogden Street
Buffalo, NY 14206-2317

Citibank
701 E 60th Street N
Sioux Falls SD 57104-0493

Citibank NA
701 E 60th Street North
Sioux Falls, SD 57104-0493

Citibank Sears
PO Box 688957
Des Moines, IA 50368-8957

Citibank, N.A.
701 East 60th Street North
Sioux Falls, SD 57104-0493

Dovenmuehle Modagage
Mail Stop 1290
1 Corporate Drive Suite 360
Lake Zurich, IL 60047-8945

INTERNAL REVENUE SERVICE
P.O. Box 7346
Philadelphia, PA 19101-7346

Litchfield Cavo
Hayk Ghalumyan
251 South Lake Ave Suite 750
Pasadena, CA 91101-3053

Logix
Nick Mitchell
PO Box 6759
Burbank, CA 91510-6759

Logix
PO Box 6759
Burbank CA 91510-6759

Logix Federal Credit Unin
Bankruptcy Dept Dovenmuehle Mortgage Inc
1 Corporate Drive, Suite 360
Lake Zurich, IL 60047-8945

Logix Federal Credit Union
1 Corporate Drive Suite 360
Lake Zurich, IL 60047-8945

Logix Federal Credit Union
P.O. Box 6759
Burbank CA 91510-6759

MacDowell and Associates
3636 Birch Street Suite 290
Newport Beach, CA 92660-2656

Nelson and Kennard
PO Box 13807
Sacramento, CA 95853-3807

Providence Health & Services
PO BOX 3268
Portland, OR 97208-3268

Radius Global Solutions
PO Box 390905
Minneapolis, MN 55439-0905

(p)US BANK
PO BOX 5229
CINCINNATI OH 45201-5229

USAA
10750 McDermott Freeway
San Antonio, TX 78288-0570

United States Trustee (LA)
915 Wilshire Blvd, Suite 1850
Los Angeles, CA 90017-3560

Westcom Property Services
20631 Ventura Blvd Suite 202
Woodland Hills, CA 91364-2366

Zieve Brodnax and Steele
30 Corporate Park Suite 450
Irvine, CA 92606-3401

Carolyn A Dye (TR)
Law Offices of Carolyn Dye
3435 Wilshire Blvd, Suite 990
Los Angeles, CA 90010-1998

David Brian Lally
Law Office of David B. Lally
PO Box 355
Wilmington, NY 12997-0355

Louis Dell
c/o Law Office of Daren M. Schlecter
1875 Century Park E
Suite 270
Los Angeles, CA 90067-2510

Thomas Arthur Granlund
3331 Castleman Ln
Burbank, CA 91504-1630

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified
by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g) (4).

Bank of America
PO Box 15019
Wilmington, DE 19886

U.S. Bank National Association
Bankruptcy Department
PO Box 108
St. Louis MO 63166-0108

(d)US Bank
PO BOX 790084
St Louis, MO 63179-0084

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(u)Citibank,N.A.

(u)Coldwell Banker

(u)Courtesy NEF

(u)LOGIX FEDERAL CREDIT UNION

(d)Logix Federal Credit Union
PO Box 6759
Burbank CA 91510-6759

End of Label Matrix	
Mailable recipients	35
Bypassed recipients	5
Total	40